

# KESWICK

---

## HOLIDAY HOMES

### The View, 19a Station Street, Keswick, CA12 5HH

#### Access Guide

If you have any queries regarding the following guide please email [admin@keswickholidayhomes.co.uk](mailto:admin@keswickholidayhomes.co.uk) or phone 07975 597672. We will be pleased to help you.

#### General Statement

The View is a traditional town centre property. It is a maisonette situated above a ground floor office space. The main access to the property is at the rear and it extends over three floors. The main accommodation is on first and second floors - guests need to be able to manage stairs as there are no ground floor bedroom or toilet facilities.



Front and back elevations of 19a Station Street (entrance at the rear of the building)

- All skirting boards are white contrasting with the predominantly cream walls and beige carpets or flooring.
- All bedrooms have lights beside the beds as well as main lights, most sockets are below 70cm height.
- The property is totally non smoking.
- All rooms have thermostatically controlled radiators which can also be regulated by individual radiator valves.
- All electrical equipment is PAT tested annually for safety.
- Dogs are not accepted.
- Mobile coverage is generally good for any service.
- There is a bus stop approx. 100 metres away. The nearest railway station is Penrith some 18 miles away. There is a regular bus service to Keswick.
- Shops in the town centre are approximately a 1 minute walk away – the theatre and lake are a further 10 minutes walk. Car hire and taxis are available in the town.

# KESWICK

---

## HOLIDAY HOMES

- There are RADAR toilets in the town in Central Car Park at bell Close (3 minute walk) and at Lakeside by the Theatre by the Lake.
- Our information and all correspondence can be supplied in large print on request.
- No furnishings or bedding contain feathers for guests' comfort.
- The property has smoke and CO alarms which are checked regularly.

### **Car Parking**

As it is a town centre property, there is no allocated parking at The View. There are a number of short term parking places in front of the building on Station Street and parking is free between 6.00pm and 8.00am. There are more on street parking options further along Station Street, parallel with Fitz Park and also around Blencathra Street, which is a 4/5 minute walk away.

Long term parking is available at the town centre car parks at Otley Road (3 minute walk away) or Central Car Park (4 minutes away). 24 hour or weekly permits can be purchased from Allerdale Council or via the pay and display machines.

### **The View Entrance**

Front door width 84cm

Lock height 97cm

Key safe height 93cm

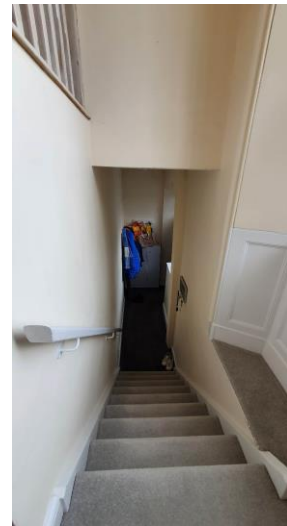
Bell height 100cm

2 steps in – 1st 19cm high & 2nd 15cm high

Light switch is 140cm

There is free space in the hall of 200cm x 78cm

There are coat hooks and shoe storage in the entrance hall



### **Stairway**

The stairs are carpeted, with short pile carpet.

First set of stairs has 8 steps, second set has 10 steps - 17cm high, 17cm deep & 90cm wide, with small landing in between

Hand rail on right when ascending

### **First Floor Landing**

Laminate floor covering

Light switch at height 136cm

Free space from hall stairs 134cm x 140cm

Free space in middle of hall 370cm x 115cm

There is a fold away dining Table to seat 6 people - table height 75m

There are 6 dining chairs Chair, seat height 45cm

Upholstered seat, height 43cm width 125cm

The nest central heating thermostat is on the



**June 2022**

hall wall, near the bathroom

### **Kitchen**

Floor covering is tiles

Door width 92cm

Light switch 135cm high

Work surfaces 90cm high, depth 60cm with sockets 20cm higher than work surface.

Taps are 30cm above sink surface.

Kitchen bar height is 104cm, depth 43 cm and width 123cm. There are 2 stools at height 82cm

Free space in kitchen 105cm x 302cm



### **Lounge**

Door width 90cm, there is free space at entry point is 180cm x 105cm

Free space if coffee table is removed 295cm x 162cm

1 x 4 seater corner upholstered sofa, seat height 32cm

1 x 2 seater upholstered sofa, seat height 32cm

There is a fire place with a 6cm step up.

Light switch 138cm high

All sockets are 35cm high or below

Remote control for TV which is wall mounted

Square coffee table, height 34cm width 87cm x 92cm



### **First Floor King Size Bedroom**

Door 90cm wide

Light switch 135cm high

King bed, height 66cm

Free space to the right of the bed is 60cm x 300cm

to the left is 300cm x 150cm

Free space at bed end 120cm x 150cm

2 Door wardrobe



## **Bathroom**

Door width 76cm  
Free space 160cm x 205cm  
Light switch is a pull cord 120cm high  
Floor covering is tiles  
Toilet height 45cm  
Toilet roll holder 85cm high  
Sink 92cm high  
Bath with shower over. Bath is 116cm long, stepover is 59cm, depth is 40cm. Shower controls are 120cm from bottom of the bath  
Towel rail and shaver socket  
CO2 monitor



## **Stairs Up to Second Floor**

Carpet on stairs with short pile carpet  
17 Steps in total with 2 returns to the left depth of stairs 17cm height is 18cm and width is 82cm

## **Second floor Landing**

Floor covering is short pile carpet  
Free space at the top of the landing is 282cm x 93cm  
2 x Sky lights  
Light switch is 138cm high  
CO2 Monitor



## **Second bedroom**

Door 68cm wide  
Light switch 135cm high  
King Size bed, height 50cm  
Free space to the right of the bed is 130 x 170cm,  
Free space to the left of the bed is 117 x 130cm  
Free space at bed end 35cm x 160cm  
Chest of drawers at height 90cm  
1 x Sky light



## **Master bedroom**

Door 75cm wide

Light switch 135cm high

King size bed, height 50cm

Restricted head room to the right of the bed around 130cm high

Free space to the left of the bed 270cm x 150cm

Free space at bed end 190cm x 56cm

Chest of drawers at height 90cm



## **Family Shower Room**

Door width 69cm

Free space 160cm x 205cm

Light switch 135cm high

Floor covering is tiles

Toilet height 45cm

Toilet roll holder 100cm high

Sink 92cm high

Walk in shower with controls 120cm high

Towel rail

Shaver socket

